



RENTAL MARKET REPORT

BRITISH COLUMBIA
HIGHLIGHTS*

OCTOBER 2005

Provincial Vacancy Rate Falls

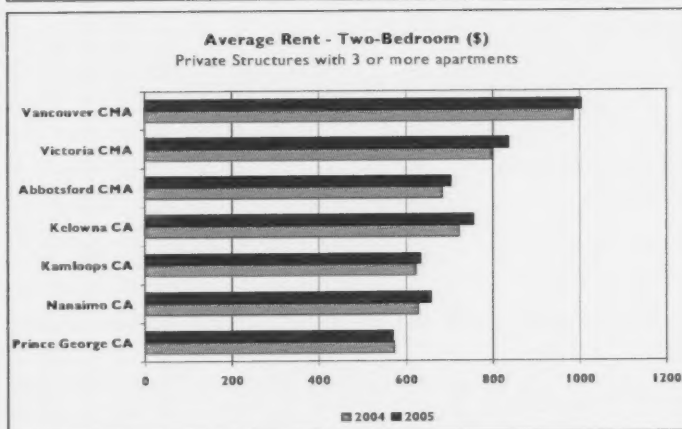
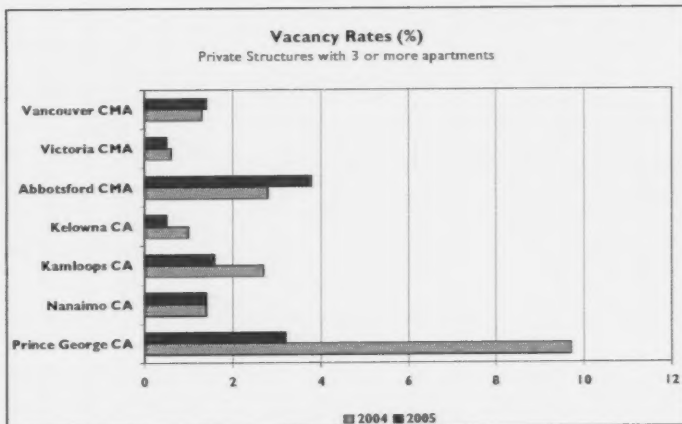
The average apartment vacancy rate declined to 1.9 per cent in 2005, from 2.4 per cent in 2004. This was the second consecutive drop in the provincial vacancy rate.

A number of demand-side factors contributed to the downward trend in vacancies. Many of the province's resource-dependent communities recorded lower rental vacancy rates, as rising commodity prices and more employment attracted people seeking job opportunities, resulting in increased rental demand. As well, migration from other provinces and international sources boosted the demand for rental accommodation. Employment growth in the 15-24 year age group also generated demand for rental housing. Of the 27 urban centres surveyed in British Columbia, 21 reported a decline in vacancy rates.

Conversely, some communities are experiencing a higher vacancy rate due in large part to the shift from rental to homeownership spurred by low mortgage interest rates. The vacancy rate in Vancouver increased to 1.4 per cent from 1.3 per cent, bucking the provincial trend. Abbotsford also recorded a higher vacancy rate.

The average rent for a 2 bedroom apartment rose from \$821 in October 2004 to \$844 in October 2005, a 2.8 per cent increase.

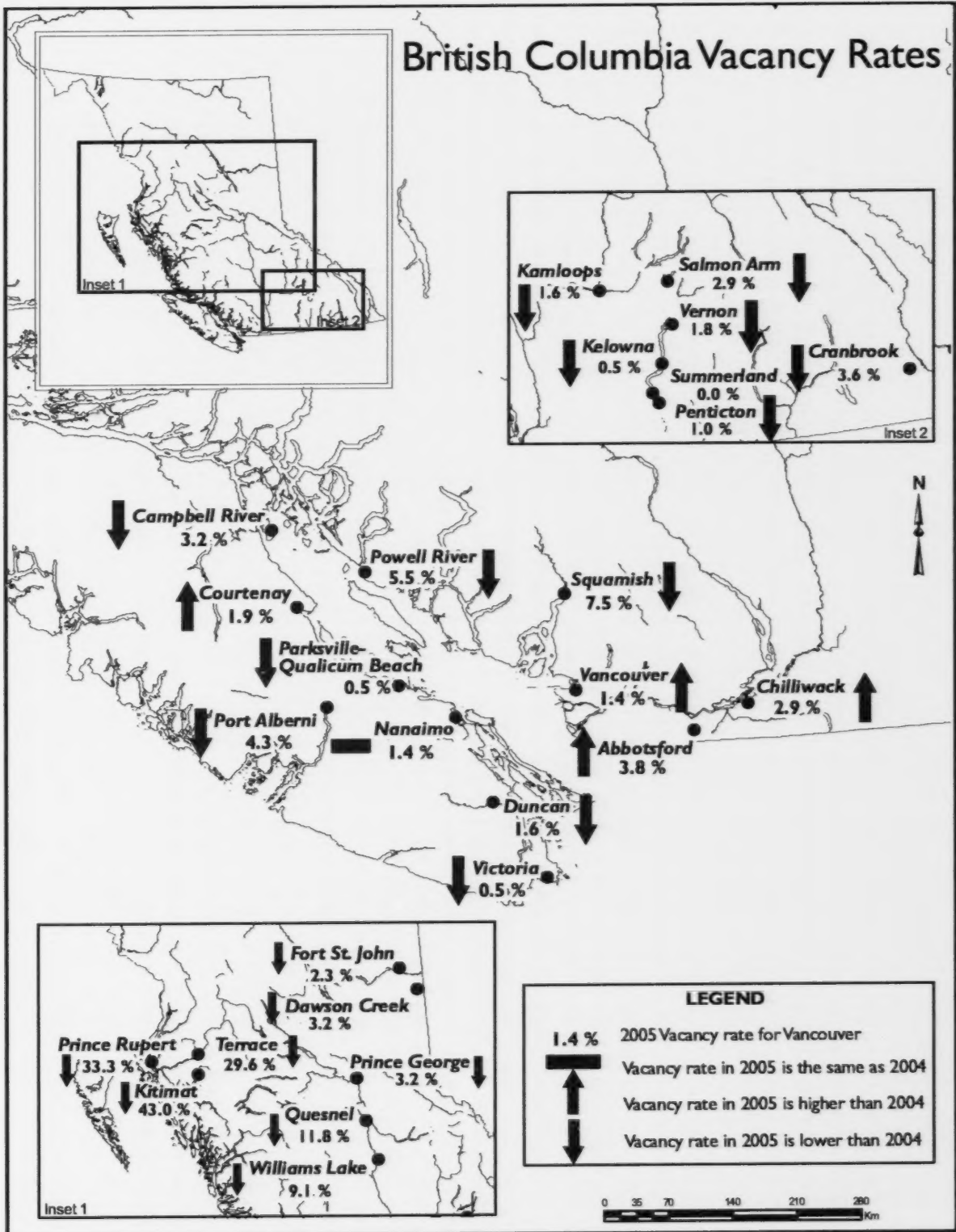
The provincial availability rate increased to 3.1 per cent from 2.3 per cent as more renters moved from of rental to homeownership or moved to different rental units.



Rental supply decreased marginally as the universe of privately initiated rental apartment and row (townhouse) units declined 0.2 per cent in 2005.

*Only centres with a population of 10,000+ are included in the survey.
Detailed reports are available for CMAAs.

British Columbia Vacancy Rates



Tables included in the British Columbia Provincial Highlight Report

	Page
Apartment Data by Centre and Bedroom Type	
- Vacancy Rates (%)	4
- Average Rents (\$)	5
- Number of Units - Vacant and Universe	6
- Availability Rates (%)	7
Row (Townhouse) Data by Centre and Bedroom Type	
- Vacancy Rates (%)	8
- Average Rents (\$)	9
- Number of Units - Vacant and Universe	10
- Availability Rates (%)	11
Row (Townhouse) and Apartment Data by Centre and Bedroom Type	
- Vacancy Rates (%)	12
- Average Rents (\$)	13
- Number of Units - Vacant and Universe	14
- Availability Rates (%)	15

Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Abbotsford CMA (1)	2.8	5.3	2.4	4.6	3.1	3.1	**	0.0	2.8	3.8
Zone 1 - Abbotsford	1.0	4.5	2.4	4.1	3.1	2.8	**	0.0	2.7	3.4
Zone 2 - Mission	**	10.0	3.0	9.0	2.9	6.5	**	**	3.4	7.9
Campbell River CA	6.4	2.1	10.7	3.4	4.5	3.3	4.3	0.0	6.6	3.2
Chilliwack CA	**	2.5	2.6	2.3	2.5	3.6	**	**	2.6	2.9
Courtenay-Comox CA	5.3	2.7	0.9	1.9	1.3	0.8	1.4	11.6	1.4	1.9
Cranbrook CA	14.3	4.7	11.1	3.8	5.8	3.5	0.0	2.3	7.5	3.6
Dawson Creek CA	9.9	2.9	9.0	3.6	10.8	2.8	**	2.5	10.0	3.2
Duncan-North Cowichan CA	5.9	4.3	4.9	1.9	2.0	1.1	0.0	0.0	3.6	1.6
Fort St. John CA	6.9	6.6	6.7	2.8	3.1	1.5	**	**	4.8	2.3
Kamloops CA	2.0	2.0	4.1	2.2	1.5	1.0	2.5	0.0	2.7	1.6
Kamloops Zone 1-South Shore	2.4	2.4	1.7	0.6	0.4	0.4	0.0	0.0	1.1	0.6
Kamloops Zone 2-North Shore	0.0	0.0	7.5	4.4	3.0	1.8	9.8	0.0	5.2	3.0
Kelowna CA	0.0	0.8	1.1	0.2	0.9	0.6	1.5	3.6	1.0	0.5
Kitimat CA	34.8	17.4	37.0	41.3	49.8	46.1	**	**	44.4	43.0
Nanaimo CA	4.2	0.5	0.8	1.2	1.4	1.5	1.7	5.0	1.4	1.4
Parksville-Qualicum Beach CA	5.9	0.0	2.4	1.9	1.8	0.0	0.0	5.6	2.0	0.5
Penticton CA	2.1	0.7	2.3	0.9	1.4	1.2	0.0	0.0	1.9	1.0
Port Alberni CA	2.9	5.0	9.5	6.2	4.8	2.4	12.5	0.0	7.2	4.3
Powell River CA	0.0	7.7	19.7	9.2	16.6	2.2	34.9	2.3	18.9	5.5
Prince George CA	15.7	12.2	9.2	3.4	6.8	1.9	**	1.9	9.7	3.2
Prince George Zone 1-Downtown	21.6	13.6	14.4	3.2	12.8	2.3	**	1.5	14.5	4.2
Prince George Zone 2-Outlying	**	9.8	5.6	3.5	4.3	1.8	**	**	7.1	2.7
Prince Rupert CA	42.1	38.9	32.8	26.9	44.6	36.7	38.7	36.7	39.2	33.3
Quesnel CA	22.3	**	13.7	11.2	16.2	11.9	**	**	15.1	11.8
Salmon Arm City	5.6	8.3	2.9	2.9	3.1	2.2	0.0	10.0	3.1	2.9
Squamish CA	15.6	11.1	8.0	5.7	14.5	9.4	9.4	0.0	12.1	7.5
Summerland D.M.	n/u	n/u	**	**	**	0.0	**	**	**	0.0
Terrace CA	**	**	42.5	21.5	38.0	31.8	27.4	45.7	39.1	29.6
Vancouver CMA	0.9	1.0	1.2	1.2	1.6	1.9	1.7	2.2	1.3	1.4
Vernon CA	2.1	4.3	2.3	2.1	1.8	1.5	2.0	0.0	2.0	1.8
Victoria CMA	0.7	0.6	0.7	0.5	0.5	0.5	0.6	0.2	0.6	0.5
Williams Lake CA	26.2	19.4	20.4	8.3	21.8	10.0	**	**	21.3	9.1
British Columbia 10,000+	1.9	1.5	2.0	1.5	3.0	2.5	5.3	3.6	2.4	1.9

(1) No Rental Market Report is released for Abbotsford CMA

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category

n/s : No units exist in the sample for this category

n/a : Not applicable

Private Apartment Average Rents (\$)
by Bedroom Type
Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Abbotsford CMA (1)	442	450	546	560	684	704	770	790	620	634
Zone 1 - Abbotsford	445	456	549	564	688	710	**	792	625	641
Zone 2 - Mission	**	420	524	532	633	634	**	**	568	571
Campbell River CA	395	420	462	478	538	566	620	632	510	533
Chilliwack CA	**	406	508	520	640	671	**	**	565	583
Courtenay-Comox CA	362	378	484	503	577	599	648	597	540	560
Cranbrook CA	366	391	454	473	556	560	620	635	521	530
Dawson Creek CA	411	426	483	494	560	589	626	659	508	530
Duncan-North Cowichan CA	416	420	463	484	577	591	670	695	516	533
Fort St. John CA	485	498	582	598	676	700	761	811	628	648
Kamloops CA	440	461	509	525	623	634	728	733	567	579
Kamloops Zone 1-South Shore	448	474	535	555	655	676	759	764	594	613
Kamloops Zone 2-North Shore	404	408	473	485	578	580	633	631	527	531
Kelowna CA	467	497	589	616	723	755	770	781	659	687
Kitimat CA	369	384	411	413	476	470	**	**	454	452
Nanaimo CA	408	446	518	543	629	658	737	789	566	592
Parksville-Qualicum Beach CA	430	436	538	537	610	606	663	723	588	590
Penticton CA	404	425	499	518	601	625	**	730	539	559
Port Alberni CA	355	370	381	402	494	510	488	545	429	452
Powell River CA	**	**	449	444	505	507	**	597	479	487
Prince George CA	416	421	474	485	573	570	**	**	532	541
Prince George Zone 1-Downtown	423	427	479	489	547	561	**	**	504	518
Prince George Zone 2-Outlying	**	410	470	482	584	574	**	**	547	553
Prince Rupert CA	387	402	475	481	534	547	587	576	500	512
Quesnel CA	328	333	362	370	421	440	**	**	397	412
Salmon Arm City	388	405	512	520	636	640	652	655	567	576
Squamish CA	449	458	**	598	**	698	**	**	611	635
Summerland D.M.	n/u	n/u	**	**	**	575	**	**	**	567
Terrace CA	388	412	431	422	489	496	568	527	472	471
Vancouver CMA	668	678	774	788	984	1,004	1,153	1,184	821	835
Vernon CA	402	411	503	508	603	619	632	688	553	570
Victoria CMA	516	540	630	657	799	837	918	976	673	704
Williams Lake CA	332	352	423	445	520	529	**	**	487	506
British Columbia 10,000+	613	627	708	725	821	844	945	961	739	758

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Number of Private Apartment Units Vacant and Universe in October 2005

by Bedroom Type

Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA (1)	7	137	84	1,828	68	2,191	0	47	160	4,202
Zone 1 - Abbotsford	5	117	66	1,627	57	2,021	0	46	129	3,810
Zone 2 - Mission	2	20	18	201	11	170	**	**	31	392
Campbell River CA	1	47	13	381	22	667	0	46	36	1,141
Chilliwack CA	2	88	32	1,393	42	1,160	**	**	79	2,700
Courtenay-Comox CA	2	75	10	518	8	1,029	13	112	33	1,734
Cranbrook CA	1	21	13	344	21	596	1	43	36	1,005
Dawson Creek CA	2	68	16	445	8	283	1	40	27	836
Duncan-North Cowichan CA	3	69	13	693	7	633	0	40	23	1,435
Fort St. John CA	5	76	17	602	11	713	**	**	33	1,416
Kamloops CA	3	152	37	1,645	17	1,624	0	107	57	3,528
Kamloops Zone 1-South Shore	3	123	6	944	4	927	0	82	13	2,076
Kamloops Zone 2-North Shore	0	29	31	701	13	697	0	25	44	1,452
Kelowna CA	1	131	4	1,734	12	2,034	4	117	22	4,017
Kitimat CA	4	23	81	196	188	408	**	**	281	654
Nanaimo CA	1	282	18	1,598	23	1,496	6	119	49	3,496
Parksville-Qualicum Beach CA	0	17	2	106	0	426	1	18	3	567
Penticton CA	1	141	9	993	10	867	0	17	20	2,018
Port Alberni CA	3	60	29	469	10	422	0	38	42	990
Powell River CA	1	13	26	284	6	276	1	44	34	617
Prince George CA	32	262	36	1,062	29	1,492	9	482	106	3,298
Prince George Zone 1-Downtown	22	166	13	422	11	475	1	67	48	1,130
Prince George Zone 2-Outlying	9	97	23	639	18	1,016	**	**	58	2,168
Prince Rupert CA	30	78	80	299	114	311	42	115	267	802
Quesnel CA	**	**	24	215	39	330	**	**	67	566
Salmon Arm City	1	12	5	172	4	185	1	10	11	379
Squamish CA	5	45	5	87	11	117	0	32	21	281
Summerland D.M.	n/u	n/u	**	**	0	22	**	**	0	33
Terrace CA	**	**	30	142	85	267	21	46	146	492
Vancouver CMA	118	12,292	801	66,406	479	25,608	53	2,358	1,451	106,665
Vernon CA	4	98	16	760	14	953	0	135	34	1,946
Victoria CMA	17	2,661	64	13,299	34	7,194	1	455	116	23,609
Williams Lake CA	2	11	17	200	35	352	**	**	55	602
British Columbia 10,000+	260	16,910	1,484	95,880	1,297	51,657	167	4,581	3,207	169,029

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Private Apartment Availability Rates (%)

by Bedroom Type

Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Abbotsford CMA (1)	4.5	6.1	3.4	5.5	4.3	3.8	**	0.0	4.0	4.6
Zone 1 - Abbotsford	3.0	5.5	3.5	4.8	4.3	3.5	**	0.0	3.9	4.1
Zone 2 - Mission	**	10.0	3.0	10.4	4.6	7.1	**	**	4.2	8.9
Campbell River CA	n/a	4.3	n/a	3.9	n/a	5.1	n/a	0.0	n/a	4.5
Chilliwack CA	n/a	3.6	n/a	3.1	n/a	5.3	n/a	**	n/a	4.1
Courtenay-Comox CA	n/a	4.0	n/a	3.7	n/a	2.2	n/a	11.6	n/a	3.3
Cranbrook CA	n/a	4.7	n/a	5.0	n/a	3.5	n/a	2.3	n/a	4.0
Dawson Creek CA	n/a	2.9	n/a	5.4	n/a	6.4	n/a	5.0	n/a	5.5
Duncan-North Cowichan CA	n/a	7.2	n/a	2.7	n/a	2.7	n/a	2.5	n/a	2.9
Fort St. John CA	n/a	6.6	n/a	5.3	n/a	3.5	n/a	**	n/a	4.4
Kamloops CA	n/a	2.6	n/a	2.6	n/a	1.3	n/a	0.0	n/a	1.9
Kamloops Zone 1-South Shore	n/a	3.3	n/a	0.8	n/a	0.9	n/a	0.0	n/a	1.0
Kamloops Zone 2-North Shore	n/a	0.0	n/a	5.0	n/a	2.0	n/a	0.0	n/a	3.3
Kelowna CA	n/a	1.6	n/a	0.8	n/a	1.2	n/a	4.7	n/a	1.1
Kitimat CA	n/a	17.4	n/a	41.3	n/a	46.1	n/a	**	n/a	43.0
Nanaimo CA	n/a	0.5	n/a	1.9	n/a	2.3	n/a	8.4	n/a	2.2
Parksville-Qualicum Beach CA	n/a	0.0	n/a	2.8	n/a	0.0	n/a	5.6	n/a	0.7
Penticton CA	n/a	1.4	n/a	2.7	n/a	2.4	n/a	0.0	n/a	2.5
Port Alberni CA	n/a	8.4	n/a	8.8	n/a	3.3	n/a	0.0	n/a	6.1
Powell River CA	n/a	7.7	n/a	10.9	n/a	3.6	n/a	4.5	n/a	7.1
Prince George CA	n/a	15.9	n/a	4.4	n/a	3.0	n/a	2.6	n/a	4.4
Prince George Zone 1-Downtown	n/a	19.4	n/a	3.9	n/a	3.1	n/a	1.5	n/a	5.7
Prince George Zone 2-Outlying	n/a	9.8	n/a	4.8	n/a	3.0	n/a	**	n/a	3.8
Prince Rupert CA	n/a	38.9	n/a	27.3	n/a	36.7	n/a	39.5	n/a	33.8
Quesnel CA	n/a	**	n/a	11.7	n/a	13.6	n/a	**	n/a	12.9
Salmon Arm City	n/a	8.3	n/a	5.2	n/a	2.2	n/a	20.0	n/a	4.2
Squamish CA	n/a	11.1	n/a	6.9	n/a	10.3	n/a	3.1	n/a	8.5
Summerland D.M.	n/a	n/u	n/a	**	n/a	0.0	n/a	**	n/a	0.0
Terrace CA	n/a	**	n/a	22.2	n/a	31.8	n/a	45.7	n/a	29.8
Vancouver CMA	1.8	2.1	2.3	2.5	2.7	3.4	2.4	3.3	2.3	2.7
Vernon CA	n/a	4.3	n/a	2.6	n/a	3.0	n/a	1.1	n/a	2.8
Victoria CMA	2.0	2.4	2.0	1.5	1.5	1.4	0.8	1.1	1.9	1.5
Williams Lake CA	n/a	19.4	n/a	9.3	n/a	14.4	n/a	**	n/a	12.0
British Columbia 10,000+	1.9	2.7	2.2	2.7	2.5	3.8	2.2	4.7	2.3	3.1

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Private Row (Townhouse) Vacancy Rates (%)

by Bedroom Type

Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Abbotsford CMA (1)	n/u	n/u	**	**	**	0.8	**	18.9	**	7.9
Zone 1 - Abbotsford	n/u	n/u	**	**	**	0.8	**	0.0	**	0.5
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Campbell River CA	**	**	2.2	0.0	8.0	0.0	2.3	0.0	6.0	0.0
Chilliwack CA	n/u	n/u	**	**	2.3	1.0	1.9	1.4	2.1	1.6
Courtenay-Comox CA	n/u	n/u	**	**	0.4	1.3	0.0	0.7	0.3	1.1
Cranbrook CA	**	**	0.0	**	5.6	0.6	2.8	0.7	4.2	0.9
Dawson Creek CA	n/u	n/u	**	**	**	2.3	17.0	7.2	12.2	6.1
Duncan-North Cowichan CA	n/u	n/u	5.2	1.7	0.0	0.0	0.0	2.7	1.5	1.5
Fort St. John CA	n/s	n/u	**	**	4.7	1.6	14.0	0.8	10.1	1.6
Kamloops CA	n/u	n/u	0.0	0.0	3.0	2.5	1.6	2.7	2.1	2.5
Kamloops Zone 1-South Shore	n/u	n/u	**	**	3.0	2.3	0.8	0.0	2.0	1.2
Kamloops Zone 2-North Shore	n/u	n/u	**	**	3.0	3.0	2.2	5.1	2.3	4.1
Kelowna CA	**	n/s	3.1	**	1.8	2.0	1.9	0.0	1.9	1.4
Kitimat CA	n/u	n/u	n/u	n/u	**	56.8	**	37.7	**	43.0
Nanaimo CA	11.1	25.0	4.0	0.0	1.9	1.4	4.1	4.1	3.0	2.8
Parksville-Qualicum Beach CA	n/u	n/u	**	**	**	**	**	**	**	0.0
Penticton CA	**	**	**	**	**	0.0	1.1	0.0	4.2	0.0
Port Alberni CA	n/u	n/u	**	**	0.0	0.0	1.0	0.0	0.6	0.0
Powell River CA	**	**	**	**	**	**	**	**	0.0	0.0
Prince George CA	**	n/s	9.3	**	11.9	**	**	**	16.2	4.6
Prince George Zone 1-Downtown	**	n/s	**	**	10.4	**	**	**	7.5	**
Prince George Zone 2-Outlying	n/u	n/u	**	**	13.2	**	27.5	7.7	22.2	6.0
Prince Rupert CA	n/u	n/u	**	**	**	**	49.4	68.2	45.1	59.8
Quesnel CA	n/u	n/u	40.0	**	11.8	3.1	33.3	6.3	29.9	6.4
Salmon Arm City	n/u	n/u	**	**	**	**	**	**	5.4	11.1
Squamish CA	n/u	n/u	n/u	n/u	**	**	22.9	2.1	19.0	3.4
Summerland D.M.	**	**	2.7	2.6	2.2	0.0	**	**	2.4	1.2
Terrace CA	n/u	n/u	**	**	11.3	6.3	27.1	24.6	18.2	15.0
Vancouver CMA	0.0	**	0.8	4.5	1.5	2.1	1.2	1.8	1.3	1.9
Vernon CA	**	**	4.2	4.2	0.0	3.8	0.0	0.0	2.0	2.5
Victoria CMA	**	**	2.7	1.7	0.0	0.0	4.5	0.9	2.8	0.7
Williams Lake CA	n/u	n/u	13.3	**	12.9	12.3	**	7.6	9.3	9.1
British Columbia 10,000+	4.9	**	5.2	3.4	3.8	2.6	6.8	4.7	5.5	3.8

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Private Row (Townhouse) Average Rents (\$)
by Bedroom Type
Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Abbotsford CMA (1)	n/u	n/u	**	**	**	720	**	**	**	**
Zone 1 - Abbotsford	n/u	n/u	**	**	**	720	**	**	**	**
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Campbell River CA	**	**	449	470	541	563	607	639	535	557
Chilliwack CA	n/u	n/u	**	**	613	641	720	737	641	675
Courtenay-Comox CA	n/u	n/u	**	**	548	574	702	729	606	633
Cranbrook CA	**	**	**	**	**	**	624	637	565	583
Dawson Creek CA	n/u	n/u	**	**	**	**	**	**	**	630
Duncan-North Cowichan CA	n/u	n/u	495	506	571	588	735	760	610	629
Fort St. John CA	n/s	n/u	**	**	717	787	866	904	763	819
Kamloops CA	n/u	n/u	422	426	672	703	788	825	728	761
Kamloops Zone 1-South Shore	n/u	n/u	**	**	714	754	879	940	790	840
Kamloops Zone 2-North Shore	n/u	n/u	**	**	590	600	709	725	656	669
Kelowna CA	n/s	n/s	**	**	680	732	**	834	693	741
Kitimat CA	n/u	n/u	n/u	n/u	**	405	**	440	**	430
Nanaimo CA	414	**	**	502	666	703	807	798	678	706
Parksville-Qualicum Beach CA	n/u	n/u	**	**	**	**	**	**	**	636
Penticton CA	**	**	**	**	**	661	754	771	685	697
Port Alberni CA	n/u	n/u	**	**	**	540	536	573	516	549
Powell River CA	**	**	**	n/s	**	**	**	**	483	**
Prince George CA	**	n/s	594	**	557	**	**	**	588	603
Prince George Zone 1-Downtown	**	n/s	**	**	**	**	**	**	**	**
Prince George Zone 2-Outlying	n/u	n/u	**	**	608	**	631	707	629	646
Prince Rupert CA	n/u	n/u	**	**	**	**	590	582	574	568
Quesnel CA	n/u	n/u	**	**	434	465	507	503	480	482
Salmon Arm City	n/u	n/u	**	**	**	**	**	**	625	637
Squamish CA	n/u	n/u	n/u	n/u	**	**	**	755	**	751
Summerland D.M.	n/s	**	**	461	**	570	n/s	**	**	521
Terrace CA	n/u	n/u	**	**	574	562	**	**	577	567
Vancouver CMA	**	**	**	**	1,075	1,051	1,200	1,208	1,144	1,153
Vernon CA	**	**	437	463	573	611	699	706	574	593
Victoria CMA	**	**	575	598	819	849	1,120	1,179	940	959
Williams Lake CA	n/u	n/u	**	**	485	501	**	**	**	551
British Columbia 10,000+	**	**	527	541	745	753	944	967	833	849

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n/a : Not applicable

Number of Private Row (Townhouse) Units Vacant and Universe in October 2005
by Bedroom Type
Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA (1)	n/u	n/u	**	**	1	124	21	111	22	279
Zone 1 - Abbotsford	n/u	n/u	**	**	1	124	0	29	1	197
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Campbell River CA	**	**	0	50	0	163	0	45	0	261
Chilliwack CA	n/u	n/u	**	**	1	102	1	74	3	184
Courtenay-Comox CA	n/u	n/u	**	**	3	225	1	141	4	367
Cranbrook CA	**	**	**	**	1	161	1	142	3	328
Dawson Creek CA	n/u	n/u	**	**	2	91	7	101	12	205
Duncan-North Cowichan CA	n/u	n/u	1	58	0	66	2	75	3	199
Fort St. John CA	n/u	n/u	**	**	3	197	2	241	8	497
Kamloops CA	n/u	n/u	0	14	5	200	7	258	12	472
Kamloops Zone 1-South Shore	n/u	n/u	**	**	3	133	0	120	3	255
Kamloops Zone 2-North Shore	n/u	n/u	**	**	2	67	7	138	9	217
Kelowna CA	n/s	n/s	**	**	7	379	0	109	7	519
Kitimat CA	n/u	n/u	n/u	n/u	25	44	43	114	68	158
Nanaimo CA	2	8	0	22	2	147	3	74	7	251
Parksville-Qualicum Beach CA	n/u	n/u	**	**	**	**	**	**	0	46
Penticton CA	**	**	**	**	0	118	0	87	0	227
Port Alberni CA	n/u	n/u	**	**	0	49	0	105	0	166
Powell River CA	**	**	**	**	**	**	**	**	0	26
Prince George CA	n/s	n/s	**	**	**	**	**	**	15	321
Prince George Zone 1-Downtown	n/s	n/s	**	**	**	**	**	**	**	**
Prince George Zone 2-Outlying	n/u	n/u	**	**	**	**	5	67	8	137
Prince Rupert CA	n/u	n/u	**	**	**	**	58	85	61	102
Quesnel CA	n/u	n/u	**	**	1	35	8	124	11	173
Salmon Arm City	n/u	n/u	**	**	**	**	**	**	3	27
Squamish CA	n/u	n/u	n/u	n/u	**	**	1	48	2	58
Summerland D.M.	**	**	1	39	0	44	**	**	1	85
Terrace CA	n/u	n/u	**	**	5	82	17	71	24	157
Vancouver CMA	**	**	4	92	19	890	40	2,290	63	3,277
Vernon CA	**	**	3	71	2	53	0	74	5	199
Victoria CMA	**	**	2	121	0	210	3	340	5	688
Williams Lake CA	n/u	n/u	**	**	7	60	11	138	19	208
British Columbia 10,000+	**	**	27	787	93	3,585	236	5,060	358	9,480

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Private Row (Townhouse) Availability Rates (%)

by Bedroom Type

Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Abbotsford CMA (1)	n/a	n/u	n/a	**	n/a	1.6	n/a	18.9	n/a	8.6
Zone 1 - Abbotsford	n/a	n/u	n/a	**	n/a	1.6	n/a	0.0	n/a	1.5
Zone 2 - Mission	n/a	n/u	n/a	n/u	n/a	n/u	n/a	**	n/a	**
Campbell River CA	n/a	**	n/a	0.0	n/a	1.8	n/a	2.2	n/a	1.5
Chilliwack CA	n/a	n/u	n/a	**	n/a	2.9	n/a	1.4	n/a	2.7
Courtenay-Comox CA	n/a	n/u	n/a	**	n/a	4.9	n/a	1.4	n/a	3.5
Cranbrook CA	n/a	**	n/a	**	n/a	0.6	n/a	1.4	n/a	1.5
Dawson Creek CA	n/a	n/u	n/a	**	n/a	4.6	n/a	13.4	n/a	10.2
Duncan-North Cowichan CA	n/a	n/u	n/a	1.7	n/a	4.5	n/a	6.7	n/a	4.5
Fort St. John CA	n/a	n/u	n/a	**	n/a	1.6	n/a	2.5	n/a	3.1
Kamloops CA	n/a	n/u	n/a	0.0	n/a	3.5	n/a	3.9	n/a	3.6
Kamloops Zone 1-South Shore	n/a	n/u	n/a	**	n/a	3.0	n/a	0.0	n/a	1.6
Kamloops Zone 2-North Shore	n/a	n/u	n/a	**	n/a	4.5	n/a	7.2	n/a	6.0
Kelowna CA	n/a	n/s	n/a	**	n/a	4.7	n/a	0.0	n/a	3.4
Kitimat CA	n/a	n/u	n/a	n/u	n/a	56.8	n/a	39.5	n/a	44.3
Nanaimo CA	n/a	25.0	n/a	0.0	n/a	2.0	n/a	4.1	n/a	3.2
Parksville-Qualicum Beach CA	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	0.0
Penticton CA	n/a	**	n/a	**	n/a	0.0	n/a	0.0	n/a	0.0
Port Alberni CA	n/a	n/u	n/a	**	n/a	4.1	n/a	1.0	n/a	2.4
Powell River CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	0.0
Prince George CA	n/a	n/s	n/a	**	n/a	**	n/a	**	n/a	6.2
Prince George Zone 1-Downtown	n/a	n/s	n/a	**	n/a	**	n/a	**	n/a	**
Prince George Zone 2-Outlying	n/a	n/u	n/a	**	n/a	**	n/a	9.2	n/a	6.8
Prince Rupert CA	n/a	n/u	n/a	**	n/a	**	n/a	68.2	n/a	59.8
Quesnel CA	n/a	n/u	n/a	**	n/a	3.1	n/a	6.3	n/a	6.4
Salmon Arm City	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	14.8
Squamish CA	n/a	n/u	n/a	n/u	n/a	**	n/a	2.1	n/a	3.4
Summerland D.M.	n/a	**	n/a	2.6	n/a	0.0	n/a	**	n/a	1.2
Terrace CA	n/a	n/u	n/a	**	n/a	6.3	n/a	24.6	n/a	15.0
Vancouver CMA	n/a	**	n/a	11.2	n/a	3.1	n/a	2.8	n/a	3.1
Vernon CA	n/a	**	n/a	5.6	n/a	3.8	n/a	0.0	n/a	3.0
Victoria CMA	n/a	**	n/a	2.5	n/a	0.5	n/a	3.2	n/a	2.2
Williams Lake CA	n/a	n/u	n/a	**	n/a	19.3	n/a	8.4	n/a	11.6
British Columbia 10,000+	n/a	**	n/a	5.2	n/a	4.0	n/a	5.8	n/a	5.1

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Private Row (Townhouse) and Apartment Vacancy Rates (%)

by Bedroom Type

Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Abbotsford CMA (1)	2.8	5.3	2.4	4.5	2.9	3.0	5.6	13.3	2.8	4.1
Zone 1 - Abbotsford	1.0	4.5	2.3	4.0	2.9	2.7	**	0.0	2.6	3.2
Zone 2 - Mission	**	10.0	3.0	9.0	2.9	6.5	**	**	4.3	11.0
Campbell River CA	6.0	2.0	9.8	3.0	5.2	2.7	3.4	0.0	6.5	2.6
Chilliwack CA	**	2.5	2.5	2.4	2.5	3.4	**	2.7	2.6	2.8
Courtenay-Comox CA	5.3	2.7	0.9	1.9	1.1	0.9	0.5	5.5	1.2	1.8
Cranbrook CA	12.5	6.4	10.7	3.6	5.8	2.9	2.1	1.1	6.7	2.9
Dawson Creek CA	9.9	2.9	9.0	4.2	9.9	2.7	17.0	5.9	10.5	3.8
Duncan-North Cowichan CA	5.9	4.3	5.0	1.9	1.8	1.0	0.0	1.7	3.3	1.6
Fort St. John CA	6.9	6.6	7.2	3.0	3.4	1.5	12.4	0.8	5.9	2.2
Kamloops CA	2.0	2.0	4.0	2.2	1.7	1.2	1.8	1.9	2.7	1.7
Kamloops Zone 1-South Shore	2.4	2.4	1.7	0.6	0.7	0.7	0.5	0.0	1.2	0.7
Kamloops Zone 2-North Shore	0.0	0.0	7.3	4.3	3.0	1.9	3.6	4.3	4.8	3.1
Kelowna CA	0.0	0.8	1.1	0.2	1.1	0.8	1.7	1.9	1.1	0.6
Kitimat CA	34.8	17.4	37.0	41.3	50.1	47.1	44.7	36.2	45.5	43.0
Nanaimo CA	4.4	1.1	0.9	1.1	1.4	1.5	2.6	4.7	1.5	1.5
Parksville-Qualicum Beach CA	5.9	0.0	2.1	1.6	1.9	0.0	0.0	4.8	2.0	0.5
Penticton CA	2.0	0.7	2.3	0.9	2.1	1.0	1.0	0.0	2.1	0.9
Port Alberni CA	2.9	5.0	9.3	6.0	4.3	2.1	4.2	0.0	6.3	3.6
Powell River CA	0.0	7.1	19.5	9.1	15.8	2.1	27.4	1.8	18.1	5.3
Prince George CA	15.6	12.2	9.2	3.3	7.1	2.2	**	2.5	10.4	3.3
Prince George Zone 1-Downtown	21.3	13.6	13.9	3.3	12.6	2.7	**	1.7	13.5	4.1
Prince George Zone 2-Outlying	**	9.8	5.9	3.3	4.7	2.0	**	2.8	8.7	2.9
Prince Rupert CA	42.1	38.9	33.2	27.2	43.5	35.7	43.1	50.1	39.8	36.3
Quesnel CA	22.3	**	15.6	11.6	15.7	11.0	30.7	6.6	19.1	10.5
Salmon Arm City	5.6	8.3	2.9	2.9	2.9	2.5	5.9	13.6	3.3	3.4
Squamish CA	15.6	11.1	8.0	5.7	13.4	9.4	17.5	1.2	13.3	6.8
Summerland D.M.	**	**	2.1	2.0	1.5	0.0	**	**	1.7	0.8
Terrace CA	**	**	41.3	21.6	31.6	25.8	27.2	32.9	34.0	26.1
Vancouver CMA	0.9	1.0	1.2	1.2	1.6	1.9	1.4	2.0	1.3	1.4
Vernon CA	3.2	4.3	2.4	2.3	1.7	1.6	1.1	0.0	2.0	1.8
Victoria CMA	0.7	0.6	0.7	0.5	0.4	0.5	2.4	0.5	0.7	0.5
Williams Lake CA	26.2	19.4	19.9	8.4	20.4	10.3	10.3	6.5	18.2	9.1
British Columbia 10,000+	1.9	1.5	2.0	1.6	3.1	2.5	6.1	4.2	2.5	2.0

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Private Row (Townhouse) and Apartment Average Rents (\$)

by Bedroom Type

Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Abbotsford CMA (1)	442	450	549	562	686	705	903	976	631	646
Zone 1 - Abbotsford	445	456	552	565	691	711	**	826	630	644
Zone 2 - Mission	**	420	524	532	633	634	**	**	644	663
Campbell River CA	396	419	460	477	539	565	613	635	515	537
Chilliwack CA	**	406	507	520	638	669	**	**	569	589
Courtenay-Comox CA	362	378	484	503	572	594	685	672	553	573
Cranbrook CA	371	396	454	473	552	560	623	636	532	543
Dawson Creek CA	411	426	479	490	570	596	629	671	527	551
Duncan-North Cowichan CA	416	420	465	486	577	591	713	738	527	545
Fort St. John CA	485	498	579	597	683	718	854	895	657	692
Kamloops CA	440	461	509	524	628	642	769	798	586	601
Kamloops Zone 1-South Shore	448	474	535	555	663	686	827	869	615	637
Kamloops Zone 2-North Shore	404	408	472	484	579	581	696	711	544	549
Kelowna CA	467	497	587	614	716	751	780	807	663	693
Kitimat CA	369	384	411	413	469	464	474	456	453	448
Nanaimo CA	408	445	517	542	632	662	763	792	574	599
Parksville-Qualicum Beach CA	430	436	532	533	612	612	**	737	588	593
Penticton CA	404	425	499	519	600	629	738	765	553	573
Port Alberni CA	355	370	379	401	496	513	**	566	441	466
Powell River CA	**	**	448	444	503	505	**	**	479	488
Prince George CA	416	421	480	492	572	568	**	637	539	546
Prince George Zone 1-Downtown	422	427	480	492	542	558	**	**	507	525
Prince George Zone 2-Outlying	**	410	480	492	585	572	**	652	556	558
Prince Rupert CA	387	402	472	478	536	549	588	579	507	519
Quesnel CA	**	**	358	367	422	442	507	503	419	428
Salmon Arm City	388	405	511	520	635	640	645	659	572	580
Squamish CA	**	458	**	598	668	701	736	777	630	656
Summerland D.M.	n/s	**	**	472	**	572	**	**	**	534
Terrace CA	**	**	429	420	510	512	583	563	497	494
Vancouver CMA	668	678	774	787	988	1,006	1,177	1,196	831	845
Vernon CA	402	411	498	505	601	619	660	695	555	572
Victoria CMA	515	539	629	656	799	837	1,016	1,066	681	711
Williams Lake CA	332	352	421	441	514	525	**	595	497	517
British Columbia 10,000+	612	627	706	723	815	838	945	964	744	762

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**Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of British Columbia**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA (1)	7	137	84	1,872	69	2,315	21	158	182	4,481
Zone 1 - Abbotsford	5	117	66	1,671	58	2,145	0	75	130	4,007
Zone 2 - Mission	2	20	18	201	11	170	**	**	52	474
Campbell River CA	1	50	13	431	22	830	0	91	36	1,402
Chilliwack CA	2	88	33	1,401	43	1,262	4	133	82	2,884
Courtenay-Comox CA	2	75	10	519	11	1,254	14	253	37	2,101
Cranbrook CA	2	31	13	359	22	757	2	185	39	1,333
Dawson Creek CA	2	68	19	459	10	374	8	141	39	1,041
Duncan-North Cowichan CA	3	69	14	751	7	699	2	115	26	1,634
Fort St. John CA	5	76	20	661	14	910	2	266	41	1,913
Kamloops CA	3	152	37	1,659	22	1,824	7	365	69	4,000
Kamloops Zone 1-South Shore	3	123	6	946	7	1,060	0	202	16	2,331
Kamloops Zone 2-North Shore	0	29	31	713	15	764	7	163	53	1,669
Kelowna CA	1	131	4	1,766	20	2,413	4	226	29	4,536
Kitimat CA	4	23	81	196	213	452	51	141	349	812
Nanaimo CA	3	290	18	1,620	25	1,643	9	193	56	3,747
Parksville-Qualicum Beach CA	0	17	2	127	0	448	1	21	3	613
Penticton CA	1	143	9	1,013	10	985	0	104	20	2,245
Port Alberni CA	3	60	29	481	10	471	0	143	42	1,156
Powell River CA	1	14	26	285	6	289	1	55	34	643
Prince George CA	32	262	37	1,117	35	1,570	16	670	120	3,619
Prince George Zone 1-Downtown	22	166	14	440	14	521	3	187	54	1,314
Prince George Zone 2-Outlying	9	97	23	676	21	1,049	13	483	66	2,305
Prince Rupert CA	30	78	83	307	114	320	100	200	328	904
Quesnel CA	**	**	26	228	40	365	9	132	78	739
Salmon Arm City	1	12	5	174	5	198	3	22	14	406
Squamish CA	5	45	5	87	12	127	1	80	23	339
Summerland D.M.	**	**	1	49	0	66	**	**	1	118
Terrace CA	**	**	31	146	90	349	38	117	169	649
Vancouver CMA	118	12,298	805	66,498	498	26,498	93	4,648	1,514	109,942
Vernon CA	4	99	19	831	16	1,006	0	209	39	2,145
Victoria CMA	17	2,678	66	13,420	34	7,404	4	795	121	24,297
Williams Lake CA	2	11	18	210	43	412	12	177	74	810
British Columbia 10,000+	263	16,958	1,510	96,667	1,390	55,242	403	9,642	3,566	178,509

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Private Row (Townhouse) and Apartment Availability Rates (%)
by Bedroom Type
Province of British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Abbotsford CMA (1)	n/a	6.1	n/a	5.4	n/a	3.7	n/a	13.3	n/a	4.8
Zone 1 - Abbotsford	n/a	5.5	n/a	4.8	n/a	3.4	n/a	0.0	n/a	4.0
Zone 2 - Mission	n/a	10.0	n/a	10.4	n/a	7.1	n/a	**	n/a	11.8
Campbell River CA	n/a	4.0	n/a	3.5	n/a	4.5	n/a	1.1	n/a	3.9
Chilliwack CA	n/a	3.6	n/a	3.1	n/a	5.1	n/a	2.7	n/a	4.0
Courtenay-Comox CA	n/a	4.0	n/a	3.7	n/a	2.7	n/a	5.9	n/a	3.4
Cranbrook CA	n/a	9.6	n/a	4.8	n/a	2.9	n/a	1.6	n/a	3.4
Dawson Creek CA	n/a	2.9	n/a	5.9	n/a	5.9	n/a	11.0	n/a	6.4
Duncan-North Cowichan CA	n/a	7.2	n/a	2.7	n/a	2.9	n/a	5.2	n/a	3.1
Fort St. John CA	n/a	6.6	n/a	5.7	n/a	3.1	n/a	2.3	n/a	4.0
Kamloops CA	n/a	2.6	n/a	2.6	n/a	1.6	n/a	2.7	n/a	2.1
Kamloops Zone 1-South Shore	n/a	3.3	n/a	0.8	n/a	1.1	n/a	0.0	n/a	1.0
Kamloops Zone 2-North Shore	n/a	0.0	n/a	4.9	n/a	2.2	n/a	6.1	n/a	3.7
Kelowna CA	n/a	1.6	n/a	0.8	n/a	1.7	n/a	2.4	n/a	1.4
Kitimat CA	n/a	17.4	n/a	41.3	n/a	47.1	n/a	37.6	n/a	43.2
Nanaimo CA	n/a	1.1	n/a	1.9	n/a	2.3	n/a	6.7	n/a	2.3
Parksville-Qualicum Beach CA	n/a	0.0	n/a	2.4	n/a	0.0	n/a	4.8	n/a	0.7
Penticton CA	n/a	1.4	n/a	2.6	n/a	2.2	n/a	0.0	n/a	2.2
Port Alberni CA	n/a	8.4	n/a	8.7	n/a	3.4	n/a	0.7	n/a	5.6
Powell River CA	n/a	7.1	n/a	10.9	n/a	3.5	n/a	3.6	n/a	6.8
Prince George CA	n/a	15.9	n/a	4.4	n/a	3.3	n/a	3.4	n/a	4.6
Prince George Zone 1-Downtown	n/a	19.4	n/a	4.3	n/a	3.7	n/a	2.8	n/a	5.7
Prince George Zone 2-Outlying	n/a	9.8	n/a	4.5	n/a	3.2	n/a	3.7	n/a	4.0
Prince Rupert CA	n/a	38.9	n/a	27.6	n/a	35.7	n/a	51.7	n/a	36.8
Quesnel CA	n/a	**	n/a	12.0	n/a	12.6	n/a	6.6	n/a	11.4
Salmon Arm City	n/a	8.3	n/a	5.2	n/a	3.0	n/a	18.2	n/a	4.9
Squamish CA	n/a	11.1	n/a	6.9	n/a	10.2	n/a	2.5	n/a	7.7
Summerland D.M.	n/a	**	n/a	2.0	n/a	0.0	n/a	**	n/a	0.8
Terrace CA	n/a	**	n/a	22.3	n/a	25.8	n/a	32.9	n/a	26.3
Vancouver CMA	n/a	2.1	n/a	2.5	n/a	3.4	n/a	3.0	n/a	2.7
Vernon CA	n/a	4.3	n/a	2.9	n/a	3.1	n/a	0.7	n/a	2.8
Victoria CMA	n/a	2.4	n/a	1.5	n/a	1.3	n/a	2.0	n/a	1.6
Williams Lake CA	n/a	19.4	n/a	9.4	n/a	15.1	n/a	7.1	n/a	11.9
British Columbia 10,000+	n/a	2.8	n/a	2.7	n/a	3.8	n/a	5.3	n/a	3.2

(1) No Rental Market Report is released for Abbotsford CMA

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category

n/s : No units exist in the sample for this category

n/a : Not applicable

METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

Definitions

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Information and Subscriptions

For more information about this publication or any other questions on the British Columbia housing market, please call our **Client Service Department** at (604) 737-4088 or e-mail us at lpreston@cmhc-schl.gc.ca.

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Cette publication est aussi disponible en français sous le titre: Rapport sur le marché locative – Faits saillants.

Zone Realignment and Census Tract Revision

For a number of centres, the zones were realigned to better match existing neighbourhoods (see zone descriptions) and, in some cases, the zones were renumbered. At the same time, the census tracts, which make up the zones, were revised to make them correspond to the 2001 census boundaries (as determined by Statistics Canada). The result of these two actions is the following: the universe size, the vacancy rate and the average rent reported for year 2004 in the 2004 rental market publications may be different from the year 2004 numbers reported in the 2005 reports.

To get a national overview and statistics for all CMAs across Canada, please refer to CMHC's website at the following address:
www.cmhc.ca/en/news/nere/index.cfm

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